

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
MAY 25, 2005  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR CITY ADMINISTRATION BLDG  
8:30 A.M.**

*NOTE: Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 5<sup>th</sup> floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ADLs) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. Those items with an asterisk (\*) will include consideration of the appropriate environmental document.*

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Ken Teasley

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES.**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4 (Continued from 5/4)  
**SCHROEDER RESIDENCE - PROJECT NO. 31768**  
City Council District: 1; Plan Area: La Jolla

**HEARING OFFICER: Bob Didion**

**STAFF: Robert Korch**

Approve, conditionally approve, or deny an application for a Coastal Development Permit and a Site Development Permit to demolish an existing single-family residence and construct a new 4, 140 square-foot single-family residence including a basement and two garages of a total area of 1,225 square-feet, with 1,010 square-feet of decks, on a 19,737 square-foot, RS-1-4 zoned lot located at **2624 Ellentown Road** within the Coastal Overlay Zone (appealable area), Coastal Height Limit and Beach Parking Impact area all within the boundaries of the La Jolla Community Plan area. Report No. HO-05-058

**RECOMMENDATION:**

Approve

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ITEM-5:       **\*PUENTES RESIDENCE - PROJECT NO. 29752**  
City Council District: 4; Plan Area: Encanto

**STAFF:        Nilia Noering**

Approve, conditionally approve, or deny an application for a Site Development Permit to move on a 936 square foot single family residence on a 5,243 square foot vacant lot at **6670 Cielo Drive** in the SF-500 Zone of the Southeastern San Diego Planned District within the Encanto Neighborhood Community Plan Area. Report No. HO-05-079.

**RECOMMENDATION:**

Approve

ITEM-6:       **\*ABALONE PLACE RESIDENCE - PROJECT NO. 44542**  
City Council District: 1; Plan Area: La Jolla

**STAFF:        Robert Korch**

Approve, conditionally approve, or deny an application for a Coastal Development Permit and a Site Development to demolish an existing residence and construct a new 5,380 total square-foot, 2-story residence over a basement and garage on a 7,555 square-foot RS-1-7 zoned lot addressed at **5634 Abalone Place** within the Coastal Overlay Zone (appealable area), and Coastal Height Limit within the boundaries of the La Jolla Community Plan.

**RECOMMENDATION:**

Approve

ITEM-7:       **SHAHAR RESIDENCE - PROJECT NO. 53173**  
City Council District: 1; Plan Area: La Jolla/La Jolla Shores PDO

**STAFF:        Robert Korch**

Approve, conditionally approve, or deny an application for a Coastal Development Permit and a Site Development Permit to demolish an existing single-family residence and construct a new one-story, 5,675 square-foot residence on a 14,874 square-foot, SF zoned lot located at **8656 Glenwick Lane** within the Coastal Overlay Zone (non-appealable area), Coastal Height Limit and La Jolla Shores Planned District all within the boundaries of the La Jolla Community Plan. Report No. HO-05-86

**RECOMMENDATION:**

Approve

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ITEM-8:     **KEARNY MESA COMPLEX MAP WAIVER - PROJECT NO. 60744**  
City Council District: 6; Plan Area: Kearny Mesa

**STAFF:**     **Jeff Robles**

Approve, conditionally approve, or deny an application for a Map Waiver to waive the requirements for a Tentative Map to create 87 commercial condominium units and a request to waive the requirement to underground existing overhead utilities. The existing developed site contains four (4) one and two story buildings at **8909-91 Complex Drive** in the IL-2-1 Zone of the Kearny Mesa Community Plan area. Report No. HO-05-087

**RECOMMENDATION:**

Approve

ITEM-9:     **3111 KEATS MAP WAIVER - PROJECT NO. 55335**  
City Council District: 2; Plan Area: Peninsula

**STAFF:**     **Laila Iskandar**

Approve, conditionally approve, or deny an application for a Map Waiver application to waive the requirements for a Tentative Map to create four (4) residential units (under construction to condominiums, including a request to waive the undergrounding of the existing utilities on a 0.115-acre-site. The property is located at **3111 Keats Street** in the RM-3-7 Zone, Coastal Height Limit Overlay Zone, Airport Approach Overlay Zone within the Peninsula Community Plan and Local Coastal Program and Council District 2. Report No. HO-05-091

**RECOMMENDATION:**

Approve

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ITEM-10: **COPLEY AVENUE MAP WAIVER - PROJECT NO. 56180**  
City Council District: 3; Plan Area: Greater North Park

**STAFF: Patrick Hooper**

Approve, conditionally approve, or deny an application for a Map Waiver to waive the requirements for a Tentative Map to convert 2 existing residential units to condominiums and a request to waive the requirement to underground existing overhead utilities on a 0.11-acre site located at **2836 Copley Avenue.**

**RECOMMENDATION:**

Approve

ITEM 11: **COLLEGE ARCO - PROJECT NO. 69427**  
City Council District: 7; Plan Area: College Area

**STAFF: Patrick Hooper**

Approve, conditionally approve, or deny an application for a Conditional Use Permit for the limited sale of alcoholic beverages (beer and wine) at an existing automotive service station located at **5111 College Avenue.**

**RECOMMENDATION:**

Approve